



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **52 Sellers Drive, Beverley, HU17 7NA**

### **Offers over £400,000**

**PHENOMENAL FOUR BED DETACHED - BEAUTIFULLY PRESENTED THROUGHOUT - SHOW HOME CONDITION - DOUBLE GARAGE AND DRIVE - QUIET, RESIDENTIAL LOCATION - CLOSE PROXIMITY TO BEVERLEY -**

This sensational executive style four bedroom detached home on Sellers Drive is beautifully styled throughout and offers the perfect blend of space, practicality and elegance. Set in a popular residential location on the outskirts of Beverley, residents can enjoy all the town has to offer — from excellent schools and local shops to its vibrant cafés, bars and restaurants.

Step inside and you're welcomed by a stylish entrance hall leading to a spacious living room and a light filled conservatory, perfect for relaxing or entertaining. The home also boasts a formal dining room, a versatile office and a phenomenal modern kitchen complete with a seating area and bi fold doors opening directly onto the rear garden.

Upstairs, four generously sized bedrooms have each been finished with impeccable style. The primary suite features a gorgeous en suite, while the remaining rooms are served by an exquisite family bathroom.

Externally, the property continues to impress with a lovely rear garden with pergola, ideal for family living and social gatherings. A double garage and driveway provide ample off street parking.

This is a truly exceptional family home, finished to the highest standard and ready to move straight into.

**BOOK YOUR VIEWING NOW!**

#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band E.

#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### TENURE

Symonds + Greenham have been informed that this property is Freehold.

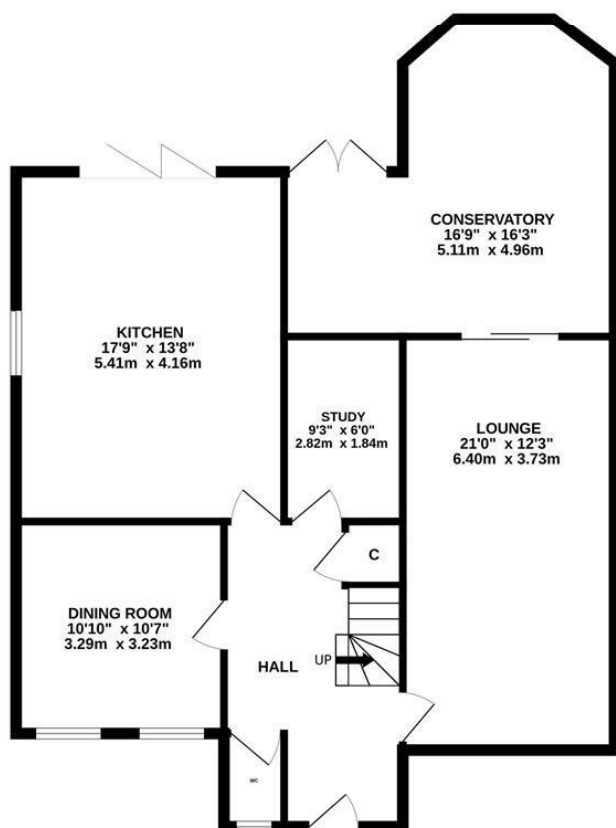
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### VIEWINGS

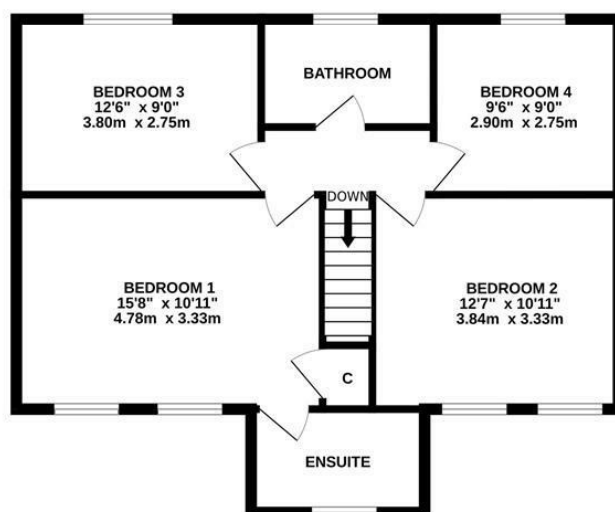
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

